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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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October 14, 2008

IN REPLY PLEASE
REFER TO FILE: **B-2**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
IN THE UNINCORPORATED AREAS OF COMPTON,
FLORENCE, AND WILLOWBROOK
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

14608 South Cookacre Street, Compton, California 90221
1418 East 127th Street, Willowbrook, California 90222
1254 East 65th Street, Florence, California 90001
2506 East 109th Street, Willowbrook, California 90059

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 14608 South Cookacre Street, Compton, California 90221

Finding and Order: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by October 17, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1418 East 127th Street, Willowbrook, California 90222

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by October 17, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution in the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, refrigerators, and freezers.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1254 East 65th Street, Florence, California 90001

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 17, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by October 17, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.

6. Garbage cans and packing crates stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2506 East 109th Street, Willowbrook, California 90059

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be maintained clean and the structure(s) be maintained secured to prevent unauthorized entry and (b) that by November 17, 2008, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department. However, the building is again open and accessible. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The building is apparently abandoned, fire damaged, and dilapidated.
4. Doors and windows are broken.
5. Portions of the interior walls are defective and deteriorating.
6. The ceiling and roof supports or systems are deteriorating and inadequate.
7. The required heating system is missing.
8. The electrical service is missing.

9. The water heater, lavatory, bath facility, and kitchen sink of the building are inoperable, missing, or insanitary.
10. Overgrown vegetation and weeds constituting an unsightly appearance.
11. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
12. Miscellaneous articles of personal property scattered about the premises.
13. Trash, junk, and debris scattered about the premises.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors
October 14, 2008
Page 7

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,



DE DEAN D. EFSTATHIOU
Acting Director of Public Works

DDE:RP:pc

c: Chief Executive Office (Lari Sheehan)
County Counsel